# \$504,900 - 2204, 4270 Norford Avenue Nw, Calgary

MLS® #A2202024

# \$504,900

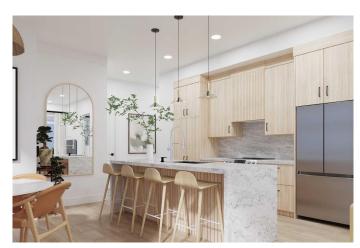
2 Bedroom, 2.00 Bathroom, 849 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Dean's Landing by Rohit Homes, where modern design seamlessly blends with urban convenience in Calgary's vibrant University District. This brand-new 2-bedroom, 2-bathroom condo with a den offers the ultimate combination of luxury, functionality, and styleâ€"making it the perfect place to call home.

Step inside to find sophisticated features, including in-suite laundry, waterfall quartz countertops, and floor-to-ceiling triple-pane windows that flood the space with natural light. Enjoy the privacy of your own balcony and the flexibility to personalize your home with one of three Designer Interiors. Whether you gravitate toward chic, elegant, or bold aesthetics, your home will reflect your unique style.

A titled underground parking stall and A/C rough-in ensure year-round comfort and convenience. Discover the unparalleled lifestyle that Dean's Landing offersâ€"contact us today to learn more about this exceptional property and other exciting opportunities in the University District!







Built in 2026

#### **Essential Information**

MLS® # A2202024 Price \$504,900 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 849

Acres 0.00

Year Built 2026

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 2204, 4270 Norford Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6A8

### **Amenities**

Amenities Bicycle Storage, Community Gardens, Elevator(s), Secured Parking,

Visitor Parking

Parking Spaces 1

Parking Heated Garage, Secured, Titled, Underground

#### Interior

Interior Features Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Baseboard Cooling Rough-In

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard

Lot Description Landscaped, Street Lighting

Construction Concrete, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 14th, 2025

Days on Market 133 Zoning TBD

Listing Details

Listing Office Manor Hill Realty YYC Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.